GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Venkatapuram Gram Panchayat, Eluru - Change of land use from Agricultural land use to Residential land use to an extent of Ac.9.31 cents in R.S.No.216/1B, 2B, 2A2, 3, 5, 6 of Venkatapuram (V) & Gram Panchayat, Eluru, W.G. District as applied by Sri Gutta Soma Surya Brahmam & Sri Gutta Rammohan Rao – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 7 Dated: 03-01-2018

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.2494/2017/R2, Dt:05.07.2017.
2. Government Memo No.667058/H1/2017, MA&UD Dept., Dt:12.09.2017.
3. From the DTCP, A.P., Guntur, Lr.Roc.No.2494/2017/R2, Dt. .11.2017.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Govt. Memo No.667058/H1/2017, MA&UD (H1) Dept., Dt.22.11.2017.
6. A.P Extraordinary Gazette No.737, Part.1, Dt.23.11.2017.
7. From the DT&CP., A.P., Guntur, Lr.Roc.No.2494/2017/R2, Dt. .12.2017.

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ORDER:-

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.737, Part-I, Dt:23.11.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District has informed that the applicant has paid an amount of Rs.37,700/- vide Challan No.23371, Dt.22.09.2017 towards Development / Conversion charges. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District has informed that the Gram Panchayat has published the draft variation appendix notification pertaining the Change of land use, one in the Deccan Chronicle (English version) and one in Eenadu (Telugu version) on 03.12.2017. On publication of notification, no complaints/ suggestions were received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 03.01.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayat Secretary, Komadavolu Gram Panchayat, Eluru, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru, W.G. District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER
(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.216/1B, 2B, 2A2, 3, 5, 6 of Venkatapuram (V) & Gram Panchayat, Eluru (M), W.G. District to an extent of Ac.9.31 cents and the boundaries of which are shown in the schedule hereunder and which are earmarked for **Agricultural land use** in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now designated for **Residential use** by variation of change of land use based on the Council Resolution No.15/2017, dated:02.06.2017 and marked as "A to J" in the revised part proposed land use map G.T.P.No.34/2017/R available in the Panchayat Office, Venkatapuram Gram Panchayat, **subject to the following conditions that ;**

1. The applicant shall provide buffer on Western side boundary where there is a field channel as per G.O.Ms.No.119, dated 28.03.2017.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 33'-0'' wide Panchayat Road.

East : Existing 40'-0'' wide Panchayat Road.

South : Vacant land & jute mill workers quarters.

West : Panta Bodhi (3'-0'' wide).

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER